

REDUCED

£185,000 Freehold



45 Falcon Way, Dudley, West Midlands. DY1 2JP

- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- GARAGE
- GARDEN
- DOUBLE GLAZED
- DRIVEWAY PARKING FOR TWO CARS



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PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this two bedroom semi-detached house on the Russells Hall Estate, benefitting from having off road parking, close to schools and within walking distance of local shops.

The property comprises of a side entrance hall leading to the main lounge with feature fire place and window to front elevation, looking out to front garden, also off the entrance hall is the kitchen fitted out with a range of white units, integrated oven and hob, with end window and door leading out to rear garden.

Upstairs are two double bedrooms, the front bedroom having having built in wardrobes and window to front elevation and the second bedroom has a window overlooking the rear garden. Lastly on this floor also is the bathroom fitted out with a white shower and shower cubicle and small useful storage cupboard area, and side window.

Outside is a tarmac drive for 2 cars and a single garage, lawned front garden. To the rear is a lawned garden with a slabbed area.

Viewing by appointment only with our office.

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NOTE: Historical photos have been used



ROOM DESCRIPTIONS

LOUNGE

5.453m x 3.552m (17' 11" x 11' 8")

KITCHEN

2.618m x 3.538m (8' 7" x 11' 7")

BEDROOM ONE

3.547m x 2.717m (11' 8" x 8' 11")

BEDROOM TWO

3.239m x 3.577m (10' 8" x 11' 9")

BATHROOM

2.800m x 1.580m (9' 2" x 5' 2")

GENERAL

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

TENURE

We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



